



HUNTINGTON BEACH PLANNING DEPARTMENT

MAJOR PROJECTS NEWSLETTER

DECEMBER 2007

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Senior Center EIR Approved by Planning Commission, Appealed

The Planning Commission certified the Environmental Impact Report and Conditional Use Permit for the Senior Center at the December 11, 2007 meeting. As part of the conditions of approval, the new facility must be LEED certified (meet specific energy efficient standards) and landscaping must include native, drought resistant plants. The Planning Commission's approval has been appealed by Mayor Cook, citing the loss of open space, consistency with the General Plan and concerns over project funding, among other reasons. The appeal is tentatively scheduled for consideration by the City Council on February 4, 2008.

Staff Planner: Jennifer Villaseñor

Housing Element Review Period Opens

The draft Housing Element will be available for public review and comment for sixty (60) days commencing Thursday December 13, 2007 and ending Monday February 11, 2008. The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

The draft Housing Element will be available for review at the Huntington Beach Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92648; the Rodgers Senior Center, 1706 Orange Avenue, Huntington Beach, CA 92648; the City of Huntington Beach Planning Department, 2000 Main Street, 3rd Floor, Huntington Beach, CA 92648; and on the internet at <http://www.surfcity-hb.org/CityDepartments/planning/major/>.

Staff Planner: Jennifer Villaseñor

New Readerboard Signs along the 405

On December 5, the Zoning Administrator approved two new 85 foot high Multiple User Readerboard signs – one for Bella Terra and one for the Auto Dealer's Association. The new signs are located on Center Avenue proximate to the 405 Freeway. The Auto Dealer's Association sign will reface their existing sign located 900 feet west of Beach Boulevard on Center Avenue. The Bella Terra sign will be a new sign, located at the southwest corner of Beach Boulevard and Center Avenue. These electronic media signs will promote activities, Bella Terra businesses, auto dealer's sales and public service announcements.

Staff Planner: Jane James

Downtown Specific Plan Update

On Tuesday, Nov. 27, 2007, Economic Development, in conjunction with the Planning Department, coordinated a workshop on a recently initiated effort to amend the Downtown Specific Plan and Downtown Parking Master Plan. The goal of the update is to facilitate development of underutilized parcels, improve parking management strategies, and identify other opportunities to enhance the downtown district. The workshop was conducted by a team of consultants hired by the City to analyze the current plans, conduct parking studies, propose amendments and perform necessary environmental impact analysis for consideration by the Planning Commission and City Council.

The workshop, held at the Central Library, was the first in a series of planned community meetings aimed at soliciting input from residents, property owners, business owners and other interested parties. Approximately 60 people attended the meeting, providing input to assist in developing plans and policies for the downtown area. A PowerPoint presentation used at the workshop is available on the on the Economic Development Department web page at [Huntington Beach Downtown Specific Plan Update – Community Workshop 11/27/07](#) . The next workshop is tentatively scheduled for February 2008. For additional information, please contact Paul DaVeiga, Economic Development Project Manager at (714) 536-5544/ pdaveiga@surfcity-hb.org or Ron Santos, Associate Planner at (714) 536-5561/ rsantos@surfcity-hb.org .

Beach Boulevard/Edinger Avenue Corridor Study Update

On December 17, the City Council approved a contract with PBS&J to perform the Environmental Impact Report for the Beach Boulevard/Edinger Avenue Corridor study. In September 2006, the City Council approved a professional service agreement with Freedman, Tung and Bottomley to prepare a corridor study for the Beach Boulevard/Edinger Avenue corridor. Work has been proceeding as anticipated on this project since approval of the agreement, with a City Council Study Session tentatively planned for early 2008. Part of the effort that needs to be addressed is completion of environmental documentation and processing.

Staff Planner: Rosemary Medel

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